

DRAFT Meeting Minutes

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
August 21, 2025, 2:00 PM

Remote Meeting Format on the Zoom Platform

PFPA Board Members Present

Class A Directors: Groundfish Harvester or Representative

Mary Hudson

Tracy Pearce

Class B Directors: Groundfish Buyers

Nick Alfiero, Harbor Fish Market

Class C Directors: Representing the seafood industry of the State of Maine

Rob Odlin, Representing the Lobster Industry

Class D Director: Representing the Public at Large

John Arnold

Class E Director: Representing the City Council

Wesley Pelletier, District 2

PFPA Board Members Unable to Attend

Class B Directors: Tim Merrill, Representing Groundfish Buyers

Class C Directors: Matthew Morretti, Representing the Aquaculture Industry

Ex-Officio Members of the Board of Directors:

Representing the Commissioner of the Maine DOT

Chris Mayo

Representing the Commissioner of Maine DMR

Meredith Mendelson, Department of Marine Resources

Representing the Portland City Manager

Brendan O'Connell, Finance Director

Staff Present

Avery Dandreta, Associate Corporate Counsel

Kaela Gonzalez, Program Coordinator

Public

There were approximately five (5) members of the public present.

1. Vote to approve Meeting Minutes from the following:

- a. **July 17, 2025 Meeting Minutes**

b. August 8, 2025

Motion to approve Meeting Minutes from July 17, 2025 and August 8, 2025

Arnold, 2nd Hudson

No Public Comment

Approved 6-0

2. Financial Update *Kaela Gonzalez, Program Coordinator*

Gonzalez presented the Portland Fish Pier Authority's August 2025 Financial Statement verbally. Phil DiPierro noted that a \$200,000 line item for land pier building repair is encumbered for the shore power project and will need to be replenished.

3. Facilities Update *Philip DiPierro, Project Manager*

DiPierro provided updates on several projects including the shore power project, security cameras, the results of a fender system inspection, recent parking lot striping, the plan to address the net yard pothole, and the status of the sewer line project.

4. Discussion and vote to accept Waterfront ME lease amendment.

Motion to go into executive session pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, to review proprietary confidential information associated with this lease.

Hudson, 2nd Arnold

No Public Comment

Approved 6-0

The Board went into executive session at approximately 3:26 p.m.

The Board returned to the public session at approximately 3:41 p.m.

Motion to (i) approve the Fifth Amendment to Lease Agreement Between the Portland Fish Pier Authority and Waterfront Maine BT LLC in substantially the form attached to the agenda, and (ii) authorize the President of the Board to execute said lease amendment and any other documents necessary or appropriate to effectuate the intent of said amendment.

Hudson, 2nd Arnold

Public Comment

Dan Jacques asked for confirmation that the lease materials will be shared with Waterfront ME.

Approved 6-0

5. Portland Fish Exchange Update

Tracy Pearce presented the Portland Fish Exchange Manager's Report. July landings were down, impacting revenue. The Look Lobster agreement for unloads has not yet started. The

cooler's refrigeration operating system has consistent failures and goes offline during power outages. Gonzalez provided clarification on procurement policy and the responsibilities of the Fish Exchange versus the City of Portland regarding facility maintenance. Hudson mentioned that a MCFA grant writer is looking into potential grant opportunities.

6. Discussion and vote on recommendation from Portland Fish Exchange Subcommittee on fee structure changes.

Motion to approve increasing the fee for buyers and sellers by 4 cents each at the Portland Fish Exchange, effective September 8, 2025

Arnold, 2nd Alfiero

Discussion

This would not include a sliding scale. Several members expressed the desire to remain competitive. This change would bring fees back to where they were prior to the sliding scale of previous years.

No Public Comment

Approved 6-0

7. Board and Staff discussion on items not on the agenda.

No further discussion.

8. Next Regular Meeting Date: September 18, 2025 at 3:00 p.m.

9. Adjournment.

Motion to adjourn the meeting.

Hudson, 2nd John

Approved 6-0

The meeting was adjourned at approximately 4:18 p.m.

Attachments included in the meeting packet:

July 17, 2025 Draft Meeting Minutes

August 8, 2025 Draft Meeting Minutes

Portland Fish Pier Authority July 2025 Financial Update